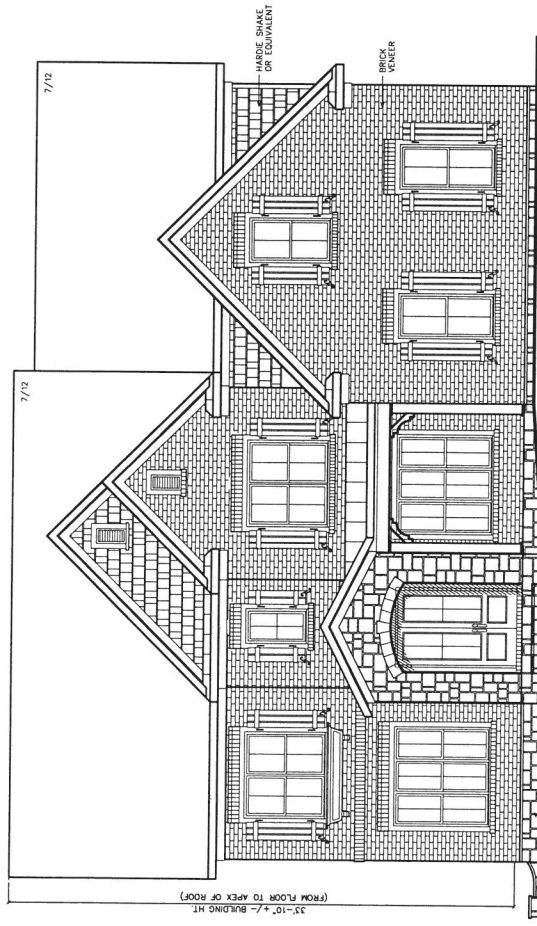
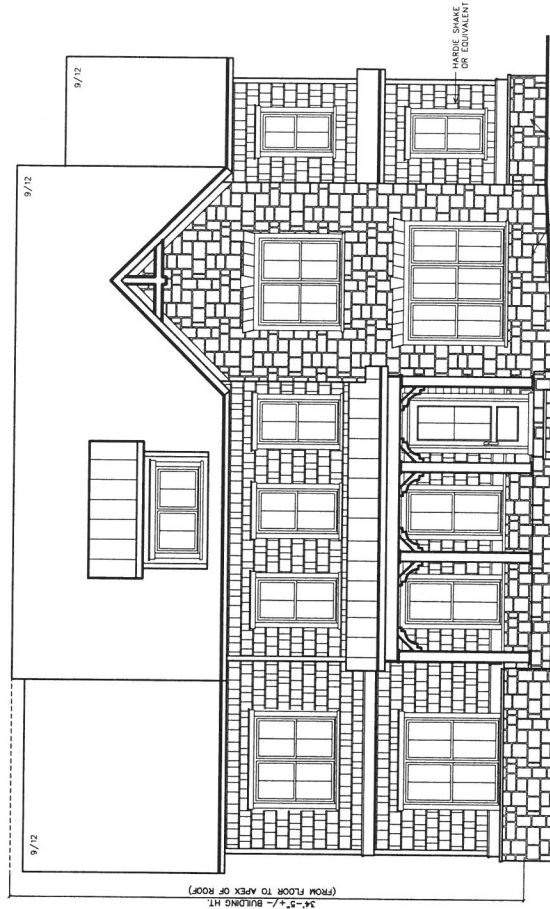


CMS CUSTOM HOMES, LLC
MEMORY LANE ELEVATIONS

EACH HOME WILL HAVE 4-SIDES ARCHITECTURE



Front Elev. "The Oxford"
(INTERIOR LOT)



Front Elev. "The Hawthorne"
(CORNER LOT)

ELEVATION MATERIALS NOTE:
MATERIALS INCLUDED IN THESE
ELEVATIONS ARE: STONE,
AND FIBER CEMENT SHAKE.

2-13-20
20-1003/4



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CLIENT INFORMATION:
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 ATLANTA, GA 30339
 (404) 569-8113
 CONTACT: REGGIE LOPEZ

PROJECT INFORMATION:
 THE HAWTHORNE-SFH
 1460 MEMORY LN. SWYRNA GA 30080
 DESIGNED BY: C SAMUDA 04/06/20
 SCALE:
 1/4" = 1'-0"
 1/8" = 1'-0"
 1/16" = 1'-0"

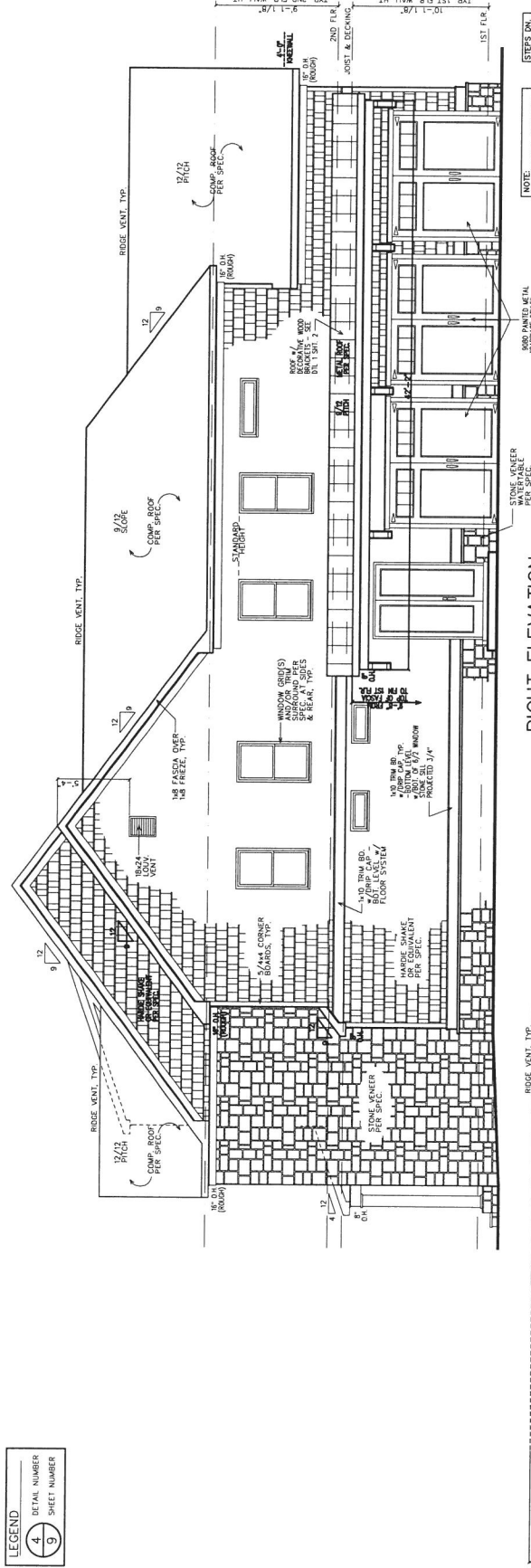
SQUARE FOOTAGE:
 1ST FLR. 1885
 2ND FLR. 2385
 TOTAL 4270
 GARAGE 760

JOB NUMBER:
 20-1004

REVISIONS:
 No. Date Revisions
 1
 2
 3
 4

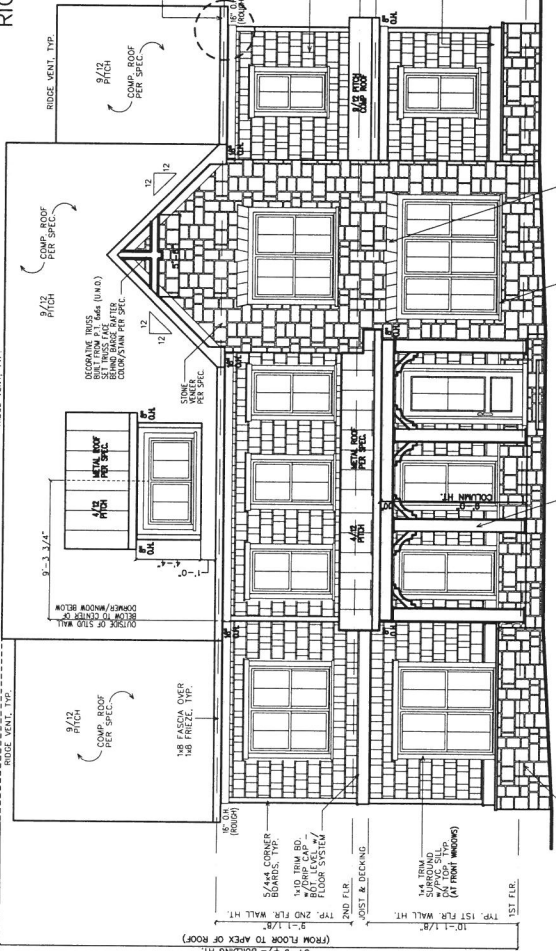
SHEET NUMBER:
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NEW HOME SITE ADDRESS: 1460 MEMORY LANE SE, SWYRNA, GA 30080



NOTE: GRADE LEVEL IS SHOWN TO GRADE PRIOR TO CONSTRUCTION.

RIGHT ELEVATION



NOTE: GRADE LEVEL IS SHOWN TO GRADE PRIOR TO CONSTRUCTION.

FRONT ELEVATION

GOVERNING CODES & STANDARDS

- 2018 INTERNATIONAL RESIDENTIAL CODE, WITH GEORGIA AMENDMENTS.
- 2018 INTERNATIONAL BUILDING CODE, WITH GEORGIA AMENDMENTS.
- 2018 INTERNATIONAL FIRE CODE, WITH GEORGIA AMENDMENTS.
- 2018 INTERNATIONAL PLUMBING CODE, WITH GEORGIA AMENDMENTS.
- 2018 INTERNATIONAL MECHANICAL CODE, WITH GEORGIA AMENDMENTS.
- 2018 INTERNATIONAL FUEL GAS CODE, WITH GEORGIA AMENDMENTS.
- 2018 INTERNATIONAL ENERGY EFFICIENCY CODE, WITH GEORGIA AMENDMENTS.
- 2018 INTERNATIONAL ENERGY EFFICIENCY CODE, WITH GEORGIA AMENDMENTS.
- 2018 INTERNATIONAL ENERGY EFFICIENCY CODE, WITH GEORGIA AMENDMENTS.
- 2018 INTERNATIONAL ENERGY EFFICIENCY CODE, WITH GEORGIA AMENDMENTS.

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SHEET DESCRIPTION
1 FRONT & SIDE ELEVATIONS
2 SIDE & REAR ELEVATIONS
3 SLAB/FOUNDATION PLAN
4 1ST FLOOR PLAN
5 2ND FLOOR PLAN
6 3/4 FLOOR WALK-UP PLAN
7 ROOF FRAMING PLAN
8 ROOF FRAMING PLAN
9 BUILDING/STAR SECTION

DESIGN CRITERIA
 WIND: 150 MPH (15 MIN. REPEAT)
 FLOOR LIVE LOAD: 40 PSF
 (INCLUDES DECKS, PATIOS, AND PORCHES)
 ROOF LIVE LOAD: 20 PSF
 SEISMIC DESIGN CATEGORY: B
 FINISHES: INTERIORS AND EXTERIORS
 AND WOOD STRUCTURAL PANELS.

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LEGEND
 4 DETAIL NUMBER
 9 SHEET NUMBER

CLIENT INFORMATION:

CMS CUSTOM HOMES, LLC
 3350 RIVERWOOD PKWY. SB
 ATLANTA, GA 30399
 CONTACT: REGGIE LOPES
 404.599.8128

PROJECT INFORMATION:

THE HAWTHORNE-SFH
 1460 MEMORY LN, SWYRNA GA 30080
Side & Rear Elev.
 DESIGNED BY: C.SAUDA 04/06/20
 SCALE:
 1/8" = 1'-0" & 1/4" = 1'-0"

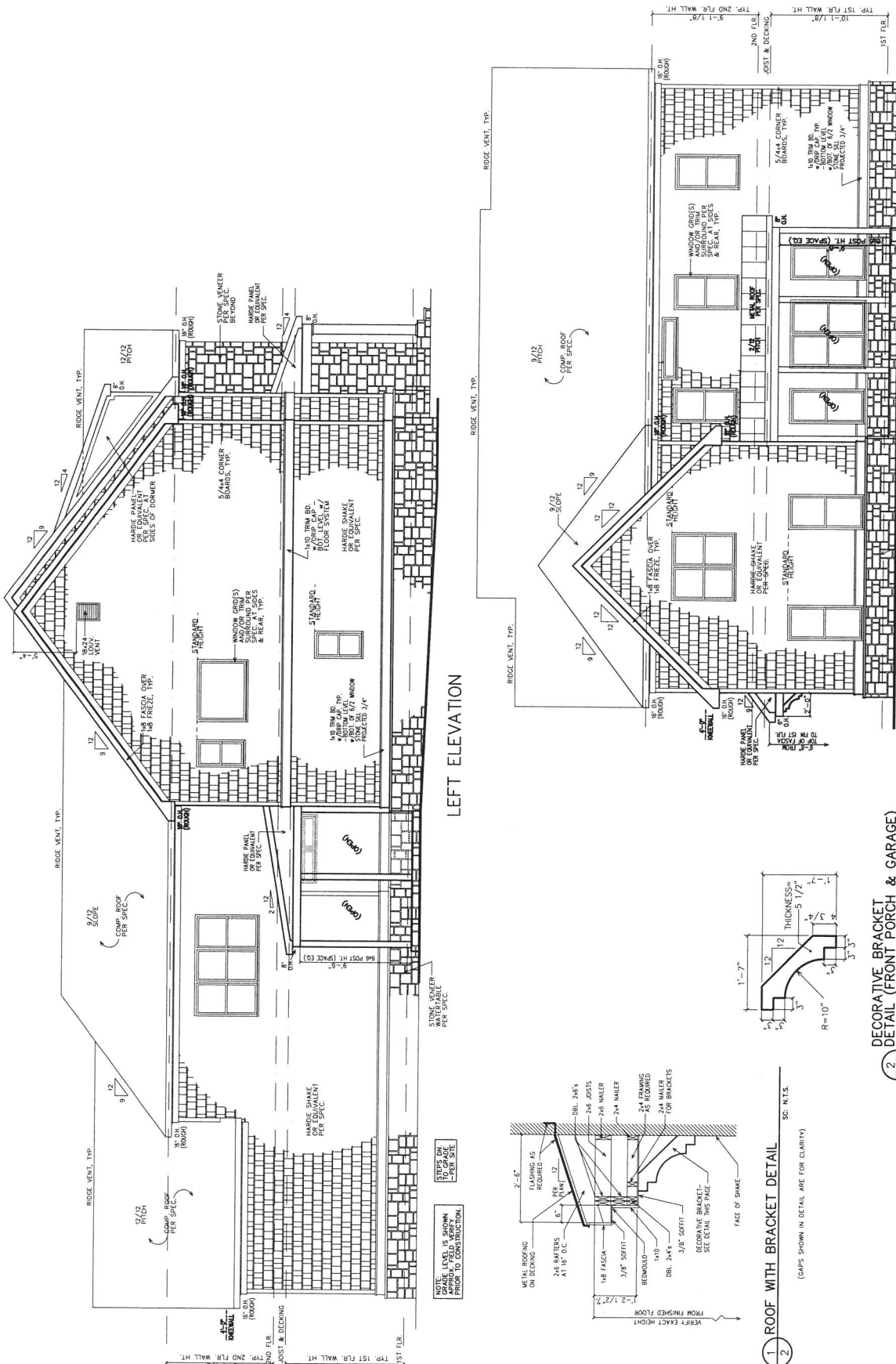
SQUARE FOOTAGE
 1ST FLR. 1865
 2ND FLR. 1165
 TOTAL 4480
 OPT 3RD FLR. 545
 GARAGE 760

JOB NUMBERS
20-1004

REVISIONS:
 No. Date Revisions
 1
 2
 3
 4
 5

SHEET NUMBER

2





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 ATLANTA, GA 30339
 CONTACT: REGGIE LOPES

PROJECT INFORMATION:
THE HAWTHORNE-SFH
 1460 MEMORY LN, SMYRNA, GA 30080
Slab/Found. Plan
 DESIGNED BY: CS/AMDA 04/06/20

SQUARE FOOTAGE:
 1ST FLR. 1885
 2ND FLR. 2985
 OPT. 3RD FLR. 545
 GARAGE 760

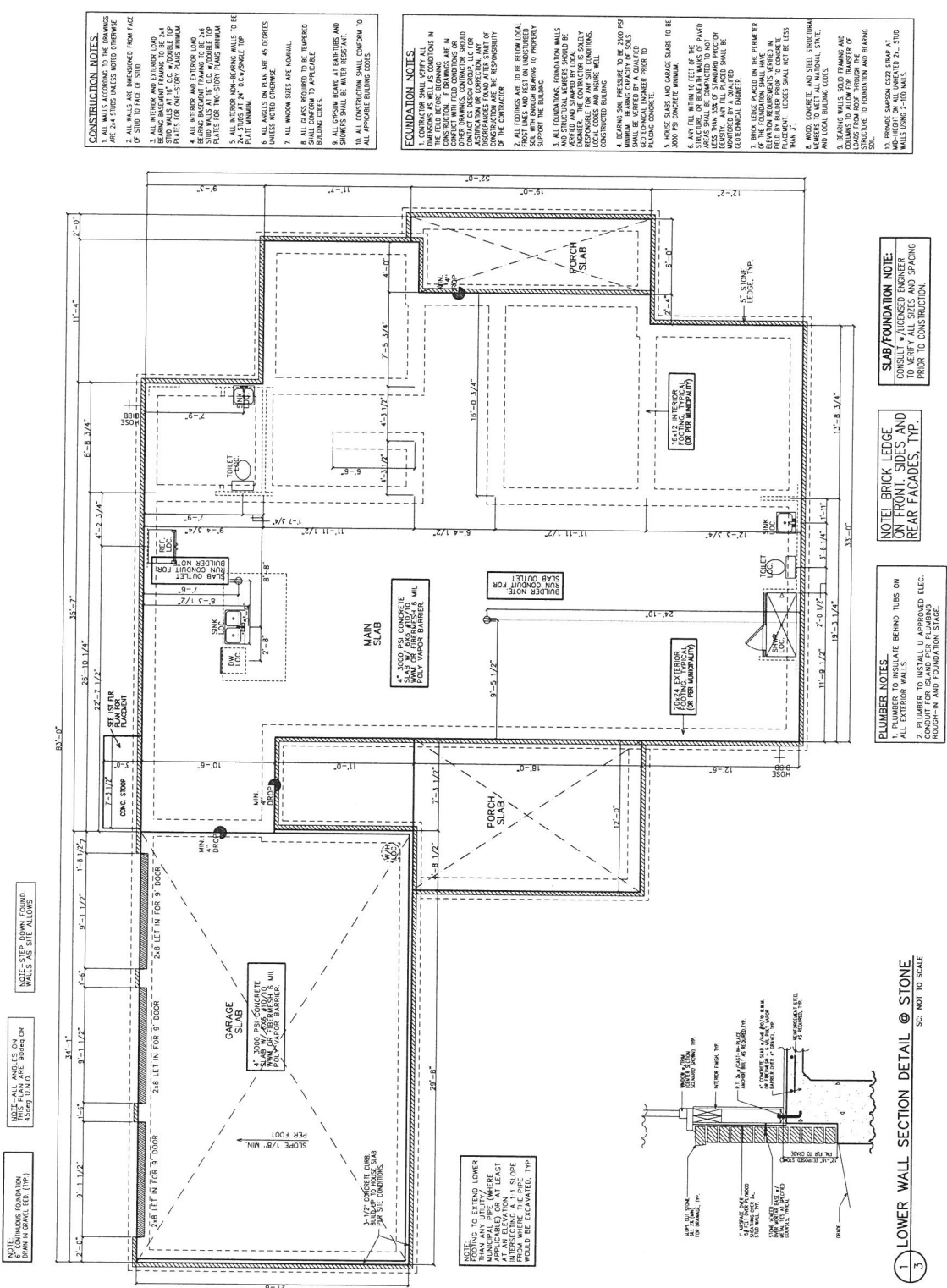
JOB NUMBER:
20-1004

REVISIONS:

No.	Date	Revisions
1		
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SHEET NUMBER:
3

NEW HOME SITE ADDRESS: 1460 MEMORY LANE SE, SMYRNA, GA 30080



- CONSTRUCTION NOTES:**
1. ALL INTERIOR AND EXTERIOR LOAD STUD WALLS AT 1' O.C. #7 @ 20" O.C. TOP PLATE FOR TWO-STORY PLANS MINIMUM
 2. ALL INTERIOR AND EXTERIOR LOAD STUD WALLS AT 1' O.C. #7 @ 20" O.C. TOP PLATE FOR TWO-STORY PLANS MINIMUM
 3. ALL INTERIOR NON-BEARING WALLS TO BE 1/2" MINIMUM
 4. ALL INTERIOR NON-BEARING WALLS TO BE 1/2" MINIMUM
 5. ALL WINDOW SIZES ARE NOMINAL UNLESS NOTED OTHERWISE
 6. ALL WINDOW SIZES ARE NOMINAL UNLESS NOTED OTHERWISE
 7. ALL WINDOW SIZES ARE NOMINAL UNLESS NOTED OTHERWISE
 8. ALL GLASS REQUIRED TO BE TEMPERED BRIND CONFORM TO APPLICABLE
 9. ALL EXTERIOR BANDS AT BATHS AND SHOWERS SHALL BE WATER RESISTANT BRIND CONFORM TO APPLICABLE
 10. ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE BUILDING CODES

- FOUNDATION NOTES:**
1. CONTRACTOR SHALL VERIFY ALL FOUNDATION CONDITIONS IN THE FIELD BEFORE BEGINNING CONSTRUCTION
 2. FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES AND ALL APPLICABLE REGULATIONS
 3. FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS
 4. FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS
 5. FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS
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 7. FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS
 8. FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS
 9. FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS
 10. FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS

- PLUMBER NOTES:**
1. PLUMBER TO INSULATE BEHIND TUBS ON ALL EXTERIOR WALLS.
 2. PLUMBER TO VERIFY ALL SIZES AND SPACING PRIOR TO CONSTRUCTION.
- SLAB FOUNDATION NOTE:**
- CONSULT LICENSED ENGINEER TO VERIFY ALL SIZES AND SPACING PRIOR TO CONSTRUCTION.
- NOTE: BRICK LEDGE ON FRONT, SIDES AND REAR FACADES, TYP.**

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 350 RIVERWOOD PKWY SE
 ATLANTA, GA 30339
 CONTACT: REICIE LOPES

THE HAWTHORNE-SFH
 1460 MEMORY LN, SWYRNA GA 30080
First Floor Plan
 DESIGNED BY: CSAMUDA 04/05/20
 SCALE: 1/8" = 1'-0"

SQUARE FOOTAGE:
 1ST FLR 1865
 2ND FLR 1865
 TOTAL 3730
 OPT 3RD FLR 545
 GARAGE 760

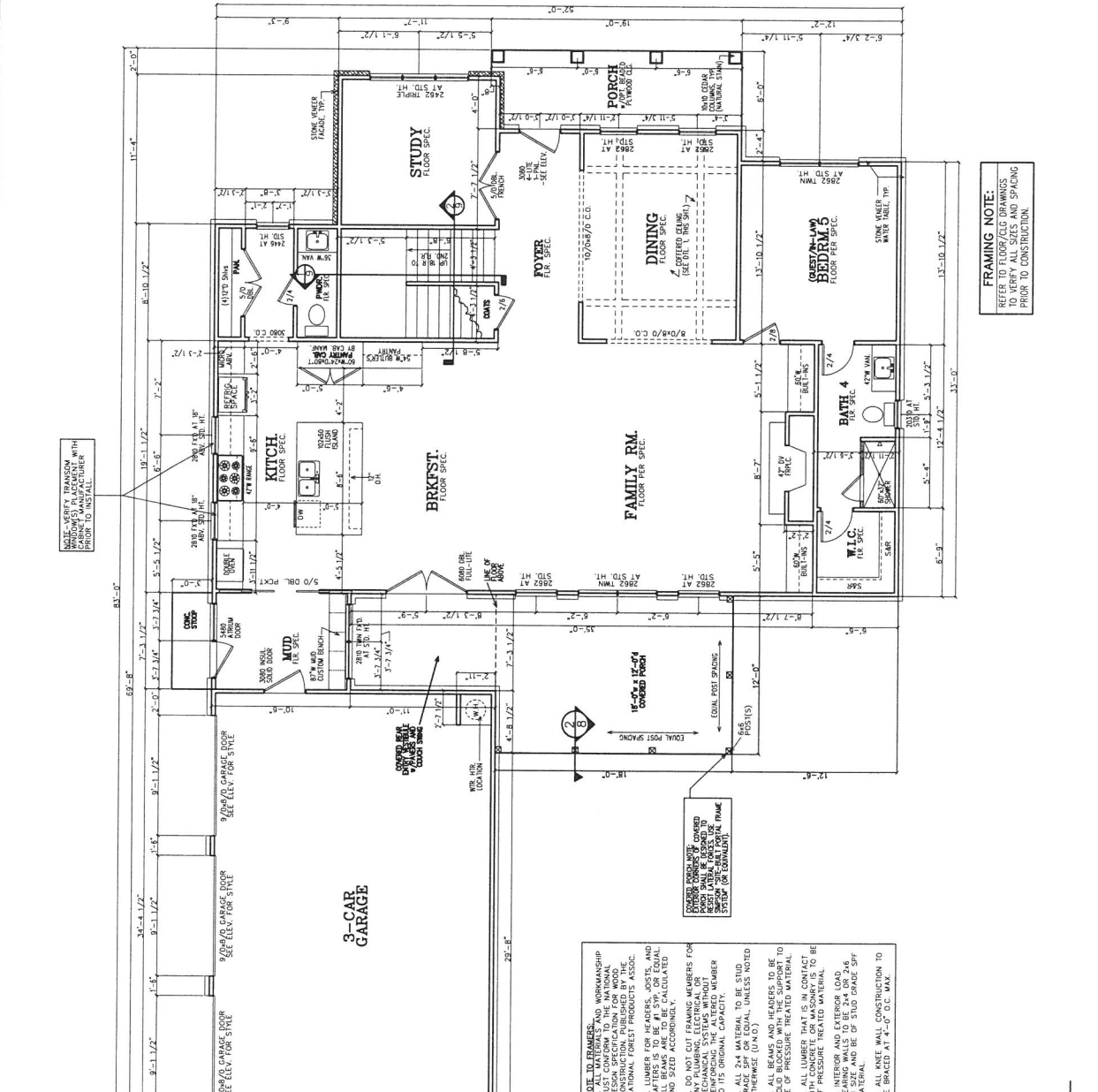
DR. NUMBER:
 20-1004

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SHEET NUMBER:
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- FIRST FLOOR NOTES:**
 1. ALL DOORS TO BE CONTIGUOUS TO STUD.
 2. ALL DOORS TO BE AT MIN. 6'-0" CLEARANCE.
 3. ALL DOORS TO BE AT MIN. 30" CLEARANCE PER CODE UNLESS NOTED OTHERWISE.
- INSULATION NOTES:**
 1. WALL INSULATION SHALL BE 2" R-19 FIBERGLASS BATT INSULATION.
 2. CEILING INSULATION SHALL BE 2" R-19 FIBERGLASS BATT INSULATION.
 3. FLOOR INSULATION SHALL BE 2" R-19 FIBERGLASS BATT INSULATION PER CODE UNLESS NOTED OTHERWISE.
- NOTE - ALL EXTERIOR WALLS TO BE FINISHED WITH 2" X 4" STUDS AT 16" O.C. UNAD.**



INTERIOR ELEVATION KEY

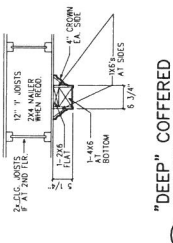
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c	0
b	0
a	0

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FRAMING NOTE:
 REFER TO FLOOR/CEILING DRAWINGS TO VERIFY ALL SIZES AND SPACING PRIOR TO CONSTRUCTION.

- DO NOT CUT FRAMING MEMBERS FOR CHARGE SPF OR EQUAL UNLESS NOTED OTHERWISE (O.A.G.)
- ALL FRAMING MEMBERS TO BE SOLID BLOCKED WITH THE SUPPORT TO BE OF PRESSURE TREATED MATERIAL.
- ALL LUMBER THAT IS IN CONTACT WITH CONCRETE OR MASONRY SHALL BE OF PRESSURE TREATED MATERIAL.
- INTERIOR AND EXTERIOR LOAD BEARING WALLS TO BE 2x4 OR 2x6 MA TERIAL.
- ALL KNEE WALL CONSTRUCTION TO BE BRACED AT 4'-0" O.C. MAX.



"DEEP" COFFERED CEILING
 SEE PLAN FOR SPACING
 SC. N.T.S.



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CLIENT INFORMATION:
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 ATLANTA, GA 30339
 (404) 889-5113
 CONTACT: REGGIE LOPES

PROJECT INFORMATION:
THE HAWTHORNE-SFH
 1460 MEMORY LN, SMYRNA GA 30080
 Second Floor Plan
 DESIGNED BY: C.SAMUDA 04/06/20
 SCALE:
 1/8" = 1'-0"
 1/4" = 1'-0"
 1/2" = 1'-0"

SQUARE FOOTAGE:
 1ST FLR. 1865
 2ND FLR. 4460
 TOTAL 6325
 OPT 3RD FLR. 545
 GARAGE 780

JOB NUMBER:
20-1004

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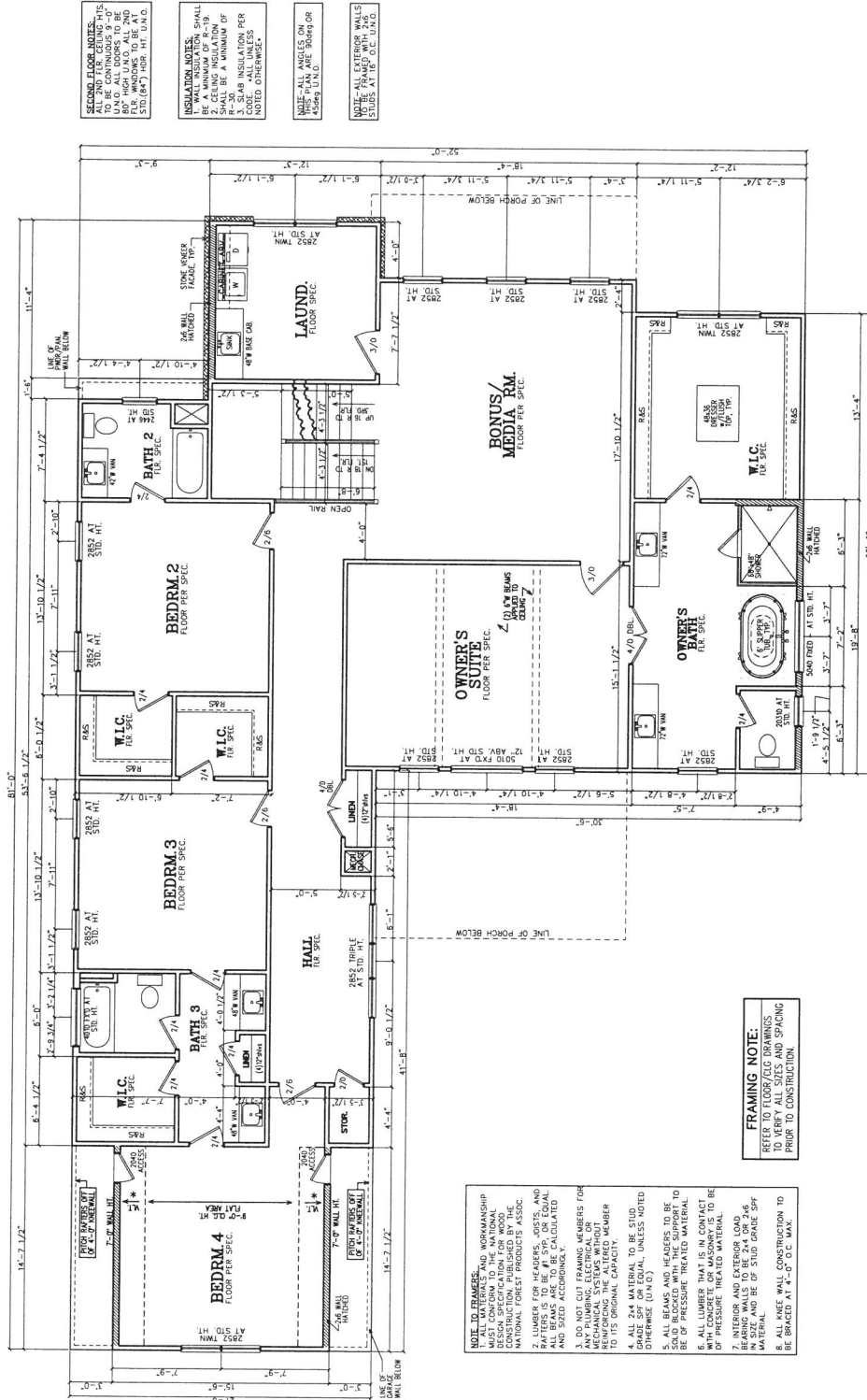
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LEGEND

4	DETAIL NUMBER
9	SHEET NUMBER

INTERIOR ELEVATION KEY



- SECOND FLOOR NOTES:**
1. ALL DOORS TO BE UNDO. ALL WINDOWS TO BE AT STD. (8'-7" HIG. HT. UNDO.) TO BE CONTIGUOUS UNLESS NOTED OTHERWISE.
 2. INSULATION NOTES:
 1. WALL INSULATION SHALL BE A MINIMUM OF R-19.
 2. CEILING INSULATION SHALL BE A MINIMUM OF R-19.
 3. SUB INSULATION PER RATED VALUE UNLESS NOTED OTHERWISE.
 3. MAKE-ALL ANGLES ON 4" SQUARE UNDO.
 4. MAKE-ALL EXTERIOR WALL STUDS AT 16" O.C. UNDO.

FRAMING NOTE:
 REFER TO FLOOR/C/G DRAWINGS TO VERIFY ALL SIZES AND SPACING PRIOR TO CONSTRUCTION.

NOTE TO FRAMERS AND WORKSMEN:
 1. ALL FRAMING MUST CONFORM TO THE NATIONAL CONSTRUCTION PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.
 2. LUMBER FOR HEADERS, JOISTS, AND ALL BEAMS ARE TO BE CALCULATED AND SIZED ACCORDINGLY.
 3. DO NOT CUT FRAMING MEMBERS FOR MECHANICAL SYSTEMS WITHOUT THE APPROVAL OF THE MEMBER TO HIS ORIGINAL CAPACITY.
 4. ALL 2x4 MATERIAL TO BE STUD GRADE SPF OR EQUAL UNLESS NOTED OTHERWISE (O.N.G.).
 5. ALL 2x6 MATERIALS TO BE STUD GRADE SPF OR EQUAL UNLESS NOTED OTHERWISE (O.N.G.).
 6. ALL LUMBER THAT IS IN CONTACT WITH CONCRETE SHALL BE TREATED WITH A SOAK BLOTTED WITH THE SUPPORT OF PRESSURE TREATED MATERIAL.
 7. INTERIOR AND EXTERIOR LOAD BEARING WALLS TO BE 2x4 OR 2x6 UNLESS NOTED OTHERWISE.
 8. ALL WALK WALL CONSTRUCTION TO BE BRACED AT 4'-0" O.C. MAX.



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 CHRIS@CSDESIGNGROUP.COM

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 ATLANTA, GA 30339
 CONTACT: REGGIE LOPES

PROJECT INFORMATION
 THE HAWTHORNE-SFH
 1460 MEMORY LN. SMYRNA GA 30080
 Third Floor Walk-Up
 DESIGNED BY: C.SAMUDA 04/07/20
 SCALE: 1/4" = 1'-0"
 1" = 12'-0"
 1/8" = 1'-0"
 1/16" = 1'-0"

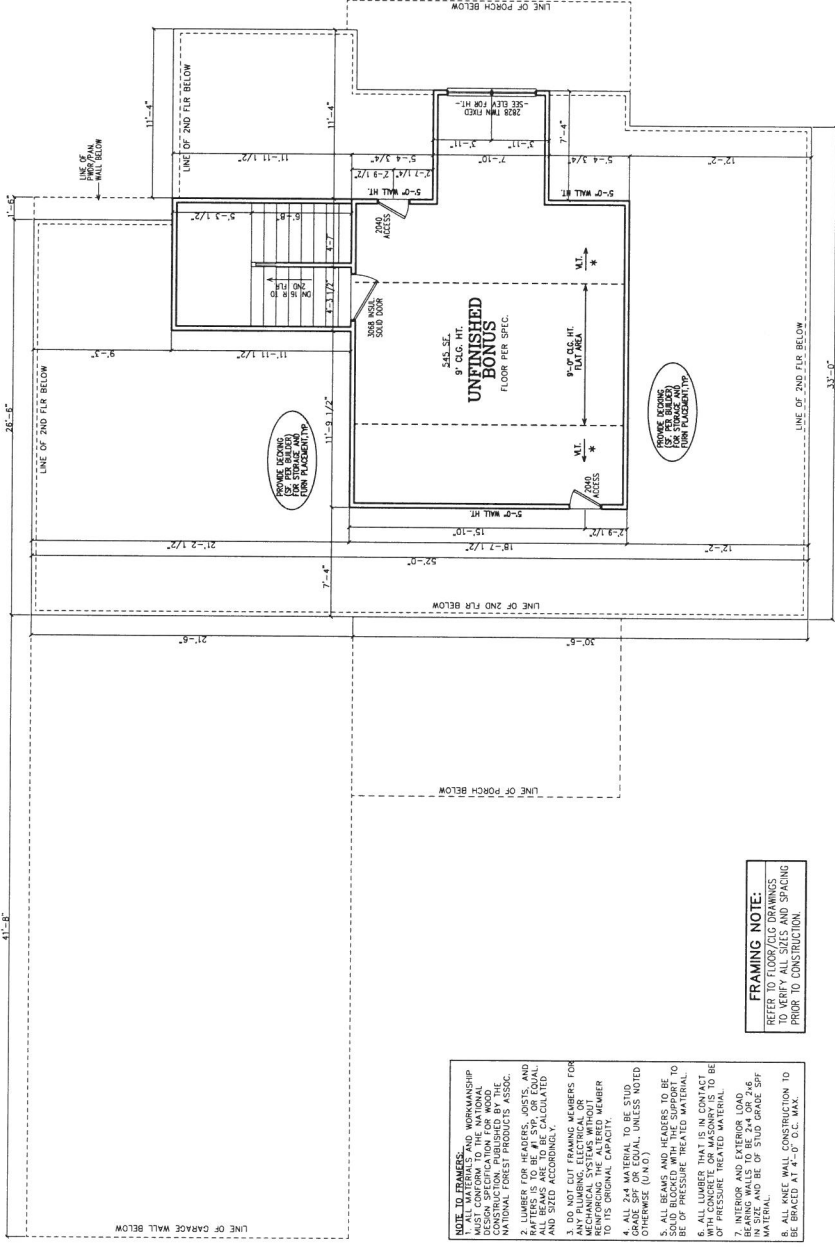
SQUARE FOOTAGE:
 1ST FLR. 1865
 2ND FLR. 2265
 TOTAL 4130
 OPT 3RD FLR. 545
 GARAGE 760

JOB NUMBER:
 20-1004

REVISIONS:

No.	Date	Revised	Appr.
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SHEET NUMBER:
 6



NOTE TO FINISHERS:
 ALL EXTERIOR WALLS TO BE FRAMED WITH 2x6 @ 16" O.C. UNLESS NOTED OTHERWISE.

INSULATION NOTES:
 1. ALL INSULATION SHALL BE 1/2" MIN. THICK.
 2. CEILING INSULATION SHALL BE R-30.
 3. EXTERIOR WALLS SHALL BE R-13.
 4. FLOOR INSULATION SHALL BE R-30.
 5. UNLESS OTHERWISE NOTED OTHERWISE.

NOTE: ALL, UNLESS NOTED OTHERWISE:
 1. UNLESS OTHERWISE NOTED OTHERWISE.
 2. UNLESS OTHERWISE NOTED OTHERWISE.

NOTE TO FRAMERS:
 1. ALL FRAMING SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE 2018 INTERNATIONAL BUILDING CODE (IBC).
 2. LUMBER FOR HEADERS, JOISTS, AND DIMENSIONAL LUMBER SHALL BE DRY KILN DRIED AND SIZED ACCORDINGLY.
 3. DO NOT CUT FRAMING MEMBERS FOR MECHANICAL SYSTEMS WITHOUT CONSULTING THE ASSESSED MECHANICAL CONTRACTOR.
 4. ALL 2x4 MATERIAL TO BE STUD GRADE SPT OR EQUAL, UNLESS NOTED OTHERWISE (UNDO).
 5. ALL BEAMS AND HEADERS TO BE 4x8 OR LARGER UNLESS NOTED OTHERWISE (UNDO).
 6. ALL LUMBER THAT IS IN CONTACT WITH CONCRETE OR MASONRY IS TO BE TREATED WITH PRESERVATIVE.
 7. INTERIOR AND EXTERIOR DOORS TO BE 1 3/4" THICK UNLESS NOTED OTHERWISE (UNDO).
 8. ALL KNEE WALL CONSTRUCTION TO BE BRACED AT 4'-0" O.C. MAX.

FRAMING NOTE:
 VERIFY ALL SIZES AND SPACING PRIOR TO CONSTRUCTION.



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 CONTACT: REGGIE LOPEZ

CMS CUSTOM
 HOMES, LLC
 3350 RIVERWOOD PKWY. SE
 ATLANTA, GA 30339
 (404) 569-8113

PROJECT INFORMATION
 THE HAWTHORNE-SFH
 1460 MEMORY LN, SMYRNA GA 30080
 DESIGNED BY: CSAMUDA 04/06/20
 SCALE:
 $\frac{1}{4"} = 1'-0"$
 $\frac{1}{8"} = 1'-0"$
 $\frac{1}{16"} = 1'-0"$
 $\frac{1}{32"} = 1'-0"$

SQUARE FOOTAGE
 1ST FLOOR: 2585
 2ND FLOOR: 4450
 TOTAL: 7035
 GARAGE: 760

JOB NUMBER:
 20-1004

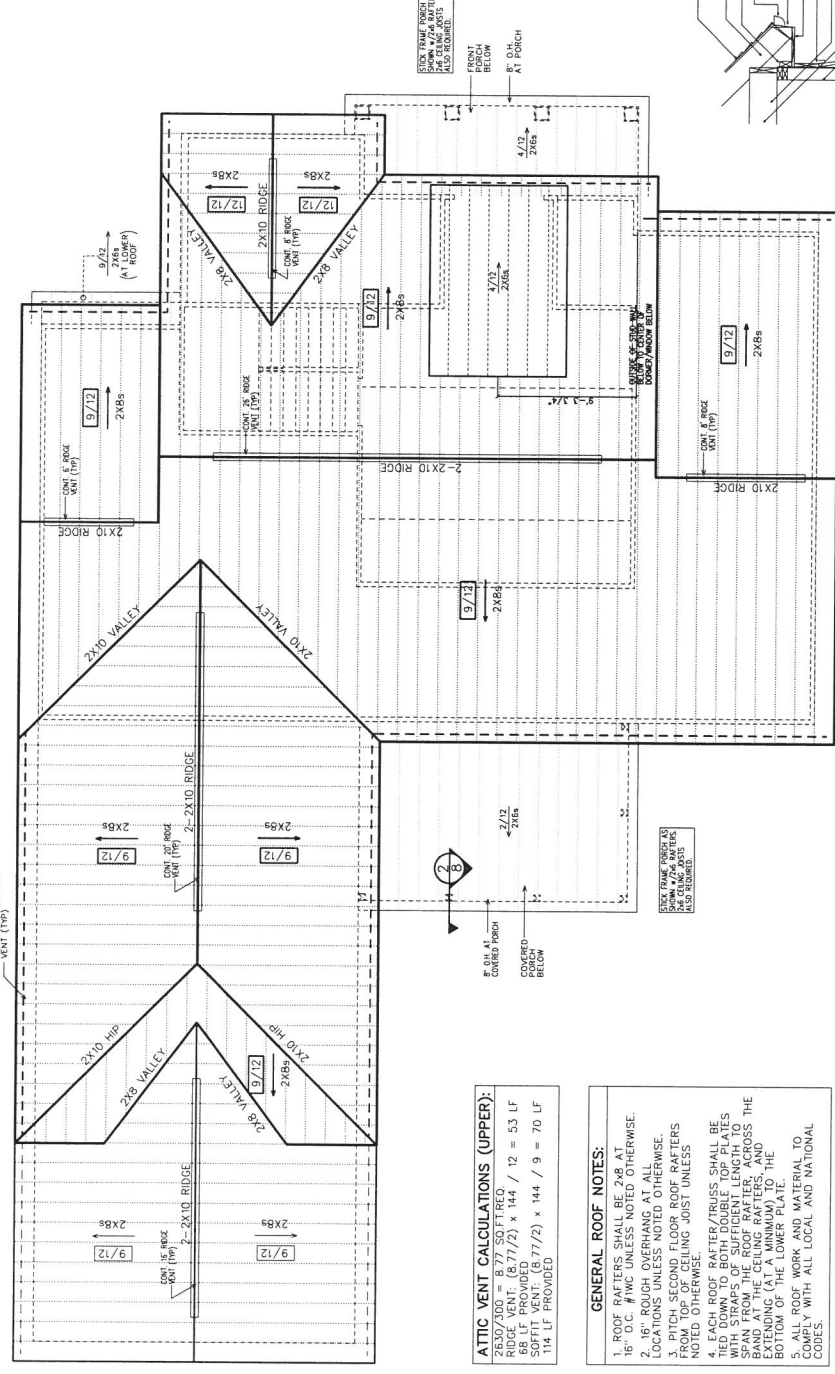
REVISIONS:

No.	Date	Revisions
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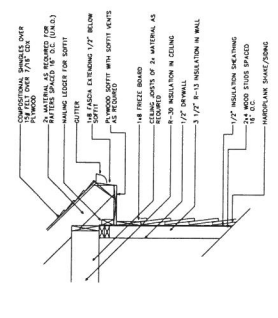
NW HOME SITE ADDRESS: 1460 MEMORY LANE SE, SMYRNA, GA 30080
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ROOF FRAMING NOTE:
 CONSULT WITH LICENSED ENGINEER
 TO VERIFY ALL CLEARANCES AND SPACING
 PRIOR TO CONSTRUCTION.



ATTIC VENT CALCULATIONS (UPPER):
 ROOF AREA: 2800 SF
 RIDGE VENT: $(8.77/2) \times 144 / 12 = 53$ LF
 SOFFIT VENT: $(6.77/2) \times 144 / 9 = 70$ LF
 114 LF PROVIDED

- GENERAL ROOF NOTES:**
1. ROOF RAFTERS SHALL BE 2x8 AT 16" O.C. #TWC UNLESS NOTED OTHERWISE.
 2. ROOF RIGGING OVERHANG AT ALL CORNERS.
 3. PITCH SECOND FLOOR ROOF RAFTERS FROM TOP OF CEILING JOIST UNLESS NOTED OTHERWISE.
 4. EACH ROOF RAFTER/TRUSS SHALL BE WITH STRAPS OF SUFFICIENT LENGTH TO SPAN FROM THE ROOF RAFTER, ACROSS THE EXISTING (S) CEILING RAFTERS, AND EXTENDING (S) CEILING RAFTERS TO THE BOTTOM OF THE LOWER PLATE.
 5. ALL ROOF WORK AND MATERIAL TO COMPLY WITH ALL LOCAL AND NATIONAL CODES.



1 UPPER WALL SECTION DETAIL
 7



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 ATLANTA, GA 30339
 CONTACT: REGGIE LOPES

PROJECT INFORMATION:
 THE HAWTHORNE-SFH
 1460 MEMORY LN. SWYRNA GA 30080
 DESIGNED BY: CSAMUDA 04/06/20
 SCALE:
 1/4" = 1'-0" < 11"x17"
 1/8" = 1'-0" < 24"x36"

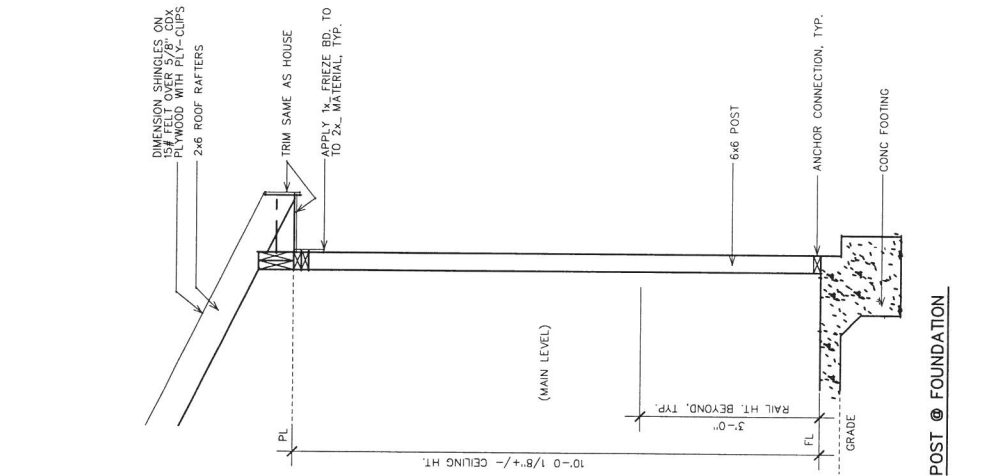
SQUARE FOOTAGE:
 1ST FLR. 1865
 2ND FLR. 2365
 TOTAL FIN. FLR. 4490
 GARAGE 760
 JOB NUMBER:
 20-1004

REVISIONS:	
No.	Date / Description
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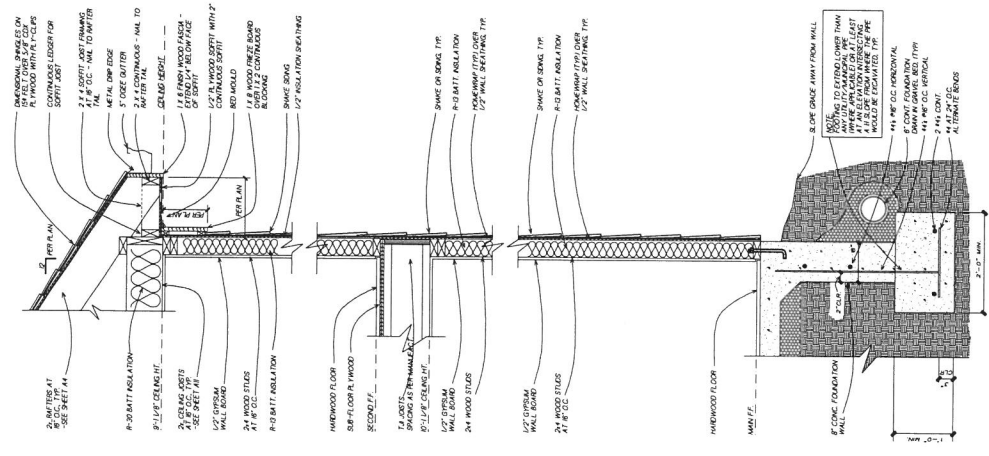
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NEW HOME SITE ADDRESS: 1460 MEMORY LANE SE, SWYRNA, GA 30080

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2. TYPICAL COVERED PORCH WALL SECTION
 SC: N.T.S.



1. TYPICAL WALL SECTION
 SC: N.T.S.
 (GAPS OR PROPORTIONS SHOWN IN DETAIL ARE FOR CLARITY)



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 3350 RIVERWOOD PKWY, SE
 ATLANTA, GA 30339
 (404) 569-8113
 CONTACT REGGIE LOPES

PROJECT INFORMATION:
THE HAWTHORNE-SFH
 1460 MEMORY LN. SWYRNA GA 30080
Building/Stair Sections
 DESIGNED BY: C.SAMUDA 04/06/20
 SCALE:
 1/8" = 1'-0" < 11"x17"
 1/4" = 1'-0" < 24"x36"

SQUARE FOOTAGE:
 1ST FLR. 1865
 2ND FLR. 2385
 TOTAL 1ST FLR. 4450
 TOTAL 2ND FLR. 4450
 GARAGE 760

JOB NUMBER:
20-1004

REVISIONS:
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